

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, November 21, 2016 - 2:30 p.m.
Southold Town Annex Board Room
2ND Floor, Capital One Bank Building**

**2:30 p.m. Special Meeting
Applications**

Project Name:	13400 Main Road Corp.	SCTM#:	1000-114-11-9.6
Location:	13400 NYS Route 25, ±10' s/w/o Wickham Avenue & NYS Rt. 25, Mattituck		
Description:	This proposed Site Plan, in conjunction with a pending Lot Line Modification, is for the addition of ±9,258 sq. ft. of land for ±23 parking stalls on 1.05 acres in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	Matchbook Distillery	SCTM#:	1000-48-2-44.3
Location:	230 Corwin St, Greenport		
Description:	Vinegar and spirits distillery at the site of the former Lewis Marine. No retail proposed. No changes to the footprints of the buildings proposed. Light Industrial Zone.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	The Estates at Royalton	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, on Cox Neck Road approximately 490' north of Sound Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road.		
Status:	Conditional Preliminary Plat Approval		
Action:	Status Update		
Attachments:	None		

Project Name:	Threes Brewing East	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, south corner of Cox Lane & Oregon Road, Cutchogue		
Description:	This Site Plan Application is for the proposed construction of a 100' x 65' (6500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue.		
Status:	Pending		
Action:	Status Update		
Attachments:	None		

Discussion:

- ❖ Draft 2017 Planning Board Meeting Schedule